

TRACT 6,PT TRACT 1 OF PBK 4/11
PT TRACT 8 OF PBK 4/16,PT
TRACTS 2 & 4 OF PBK 4/18,PT

OMNI AMELIA ISLAND LLC
4001 MAPLE AVENUE STE 500
DALLAS, TX 75219

2024

20-2N-28-0000-0006-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	25 MOD METAL 100
Roof Structur	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	01 MINIMUM 100
Interior Floo	03 CONC FINSH 100
Ceiling	04 NONE 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Plumbing	25 100
Frame	05 STEEL 100
Story Height	14 100
RMS	11 100
Stories	1. 1. 100
Class	00 . 100
Units	0 100
Occupancy	00 OWNER OCC 100

Quality	03 Quality Level 03
DOR CODE	3800 GOLF COURSES
MAP NUM	MKT AREA 10
NEIGHBORHOOD/LOC	10002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	640	185	1,184	9,628
AOF	198	185	366	2,976
BAS	168	100	168	1,366
BAS	7,602	100	7,602	61,819
BAS	238	100	238	1,935
BAS	1,104	100	1,104	8,978
FOP	514	50	257	2,090
FOP	936	50	468	3,806
TOTALS	11,400		11,387	92,599

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0803	ASPHALT C	0	0	0	0	24,539.00	SF	2.00	2.00	
2	0812	CONCRETE C	0	0	0	0	1,152.00	SF	4.00	4.00	
3	0402	CONC BUMPE	0	0	0	0	3.00	UT	25.00	25.00	
4	1123	CB 8"	0	0	82	2	164.00	SF	6.15	6.15	
5	0350	CARPORT WD	0	0	24	17	408.00	SF	13.00	13.00	
6	0681	POLE SHED	0	0	15	8	120.00	SF	15.00	15.00	
7	4950	BOLLARD	0	0	0	0	10.00	UT	100.00	100.00	
8	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	
9	6001	ROLLUP DR	0	0	0	0	4.00	UT	400.00	400.00	
10	0680	POLE SHED	0	0	12	14	168.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	003800	C	GOLF CRS	0	0006		0.00	0.00	129.61	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4803	06	11,387	88.8664	40.66	462,995	1973	1980	0	0	0 80.00	20.00
1 STOR WAREH - 0% - 0 Heated Area: 9950 HX Base Yr											
BLD DATE	03/09/2021					KK	LGL DATE				
XF DATE	03/09/2021					KK	LAND DATE	03/09/2021			
INC DATE							AG DATE				

TOTAL OB/XF											
32,061											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	003800	C	GOLF CRS	0	0006		0.00	0.00	129.61	AC	

NASSAU COUNTY PROPERTY											
PAGE 1 of 6											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 5						Tax Dist:					
BUILDING MARKET VALUE						501,097					
TOTAL MARKET OB/XF VALUE						1,164,607					
TOTAL LAND VALUE - MARKET						518,440					
TOTAL MARKET VALUE						2,184,144					
SOH/AGL Deduction						0					
ASSESSED VALUE						2,184,144					
TOTAL EXEMPTION VALUE						0					
BASE TAXABLE VALUE						2,184,144					
TOTAL JUST VALUE						2,184,144					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						2,249,128					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003265	XFOB	72,352	05/25/2018
B24920	ELEC OTHER	0	04/01/2012
B25782	REPAIR/RRF	8,750	03/01/2012
B25766	ADDITION	67,655	02/01/2012
6932	REPAIR/RRF	2,450	01/10/1991

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0266/0365	6/01/1978	SW	U	I	09	2,250,000			
GRANTOR: AMELIA AMENITIES INC									
GRANTEE: AMELIA PLANTATION C									

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2008] W17 BAS=[YR=1993] W12 BAS=[YR=1993] W127 BAS=[YR=2008] W32 FOP=[YR=1993] W2 S60 E18 N51 W16 N9 \$ S9 E16 S51 E16 N60\$ S60 E127 N33 W2 N9 E2 N18\$ S14 E12 AOF=[YR=2008] W12 S4 W2 S9 E2 S2 E12 N15\$ N14\$ S14 E17 FOP=[YR=1993] W17 S15 AOF=[YR=1993] W12 S31 E24 N20 W5 N4 W7 N7\$ S7 E7 S4 E5 S20 E5 N46\$ N14\$.											

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